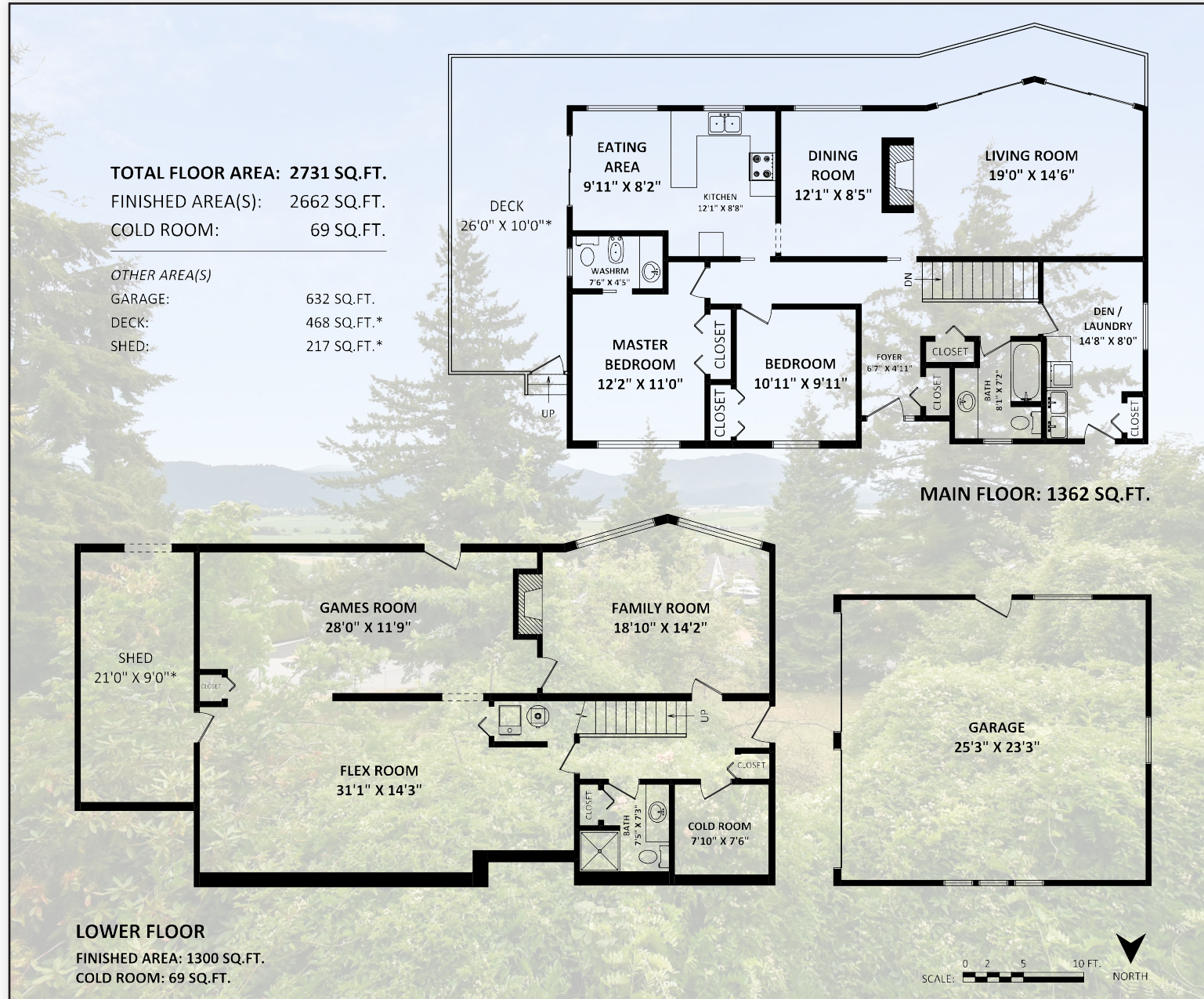


35176 MARSHALL ROAD – ABBOTSFORD



35176 MARSHALL ROAD – ABBOTSFORD



Features			
Bedrooms:	2	Style of Home:	Rancher
Bathrooms:	3	Year Built:	1975
Size:	2,731 ft. ²	Taxes:	\$9,194.11

Jim Dyck

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Each office independently owned and operated





1.62 Acres of premium east Abbotsford land with development potential. There are Mt Baker and Valley views throughout the site and this parcel offers 2 road frontages with 227 feet of frontage on Marshall Rd and 225 feet of frontage on Knox. The Official Community Plan indicates an Urban 4 Detached designation. Under this designation the zoning may allow up to 25 units per hectare. The surrounding neighbourhood of detached homes is zoned RS3. There is added value in the 2700 square foot home located on the northwest corner of the property. Call today!

